
MEMORANDUM

TO: Planning Commission

FROM: Stephen Henrichsen

SUBJECT: *2030 Comprehensive Plan Update: Revised Text for Business & Commerce Chapter*

DATE: July 13, 2006

cc: Kent Morgan, Marvin Krout, Mike DeKalb, Sara Hartzell, David Cary

Since we were not able to conclude the discussion on the Business & Commerce chapter at our last workshop, the discussion will be continued to the next text workshop on Wednesday, July 19th from 11:00 a.m. to 1:00 p.m. Please note **the meeting on July 19th will be in the Police Department Training Room, in the Justice & Law Enforcement Center, 575 S. 10th Street.** Vending machines are not available, so we suggest you bring your lunch or beverage with you. (Unfortunately, Room 113 and the Mayor's Conference Room were not available.)

REVISED RECOMMENDATION:

Based on the Planning Commission discussion on July 5th on the Business & Commerce chapter, we recommend eliminating the anchor ratio text, since it was too specific a reference for this section. We recommend the following changes: (Note – *New text is underlined and in italics.* Deletions to the previously proposed additions are underlined with strike out.)

On page 7, **REGIONAL CENTERS**, in regards to Center Size

Regional centers typically contain one million or more square feet of developed building space. ~~No more than 60% of the total retail space may be in anchor stores. (Anchors are defined as individual stores over 50,000 square feet, and does not include hotels or office buildings.)~~

On page 9, **COMMUNITY CENTERS**, in regards to

Center Size

Community centers may vary in size from ~~300,000 to nearly a million~~ approximately 250,000 to 600,000 square feet of commercial space. Typically, new community centers will range from 300,000 to ~~500,000~~ 400,000 square feet, with those meeting the incentive criteria having up to 600,000 square feet. ~~No more than 60% of the total retail space may be in anchor stores.~~

On page 11, **COMMUNITY CENTERS**

Description

Community Centers are intended to be smaller in scale and intensity of uses than Regional Centers and serve a more targeted market and geographic area. Community Centers tend to be dominated by retail and service activities, although they can also serve as campuses for corporate office facilities and other mixed-use activities. When properly located, some light manufacturing or assembly when accessory to an office function may be allowed. One or two department stores or “big box” retail operations may serve as anchors (*a single store over 50,000 sq. ft.*) to the Community Center with numerous smaller general merchandise stores located between any anchors or on surrounding site pads.

Incentive Criteria

New Community Centers will typically range from 300,000 to ~~500,000~~ 400,000 square feet, and should have a minimum of 10% of their total floor area in office use. However, centers that follow most, if not all, of the incentive criteria listed at the end of this section, may be appropriate to develop with ~~some additional space for over 500,000~~ up to 200,000 sq. ft. of additional space (as long as at least 20% of the total space in center is in office space) for a total of 600,000 square feet. ~~Centers earning the incentive criteria bonus floor area, may have up to 60% of their total area in anchors. Thus, for A desirable example for the total space in the center might be divided into a mix such as 120,000 SF in office space (minimum 20%), 360,000 SF of anchors (maximum 60%) and 120,000 SF in smaller stores.~~

On page 11, **NEIGHBORHOOD CENTERS**

Center Size

Neighborhood centers typically range in size ~~from 150,000 to 250,000~~ from 50,000 to 150,000 square feet of commercial space, with those meeting the incentive criteria having up to 225,000 square feet. ~~No more than 60% of the total retail space may be in anchor stores (individual stores over 50,000 square feet.)~~ existing centers may vary in size from 50,000 to ~~300,000~~ 225,000 square feet.

Description

Neighborhood centers provide services and retail goods oriented to the neighborhood level and may include one anchor store, with numerous smaller shops in a pedestrian oriented environment. An anchor store may occupy about a third to half of the total space, smaller stores and office space should be included and developed as part of the overall center. Examples include as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington. These smaller centers will not include manufacturing uses.